

**129/50 Ellenborough St, Lyneham, ACT, 2602**

**Unit For Sale**

Thursday, 5 September 2024



THE  
PROPERTY  
COLLECTIVE

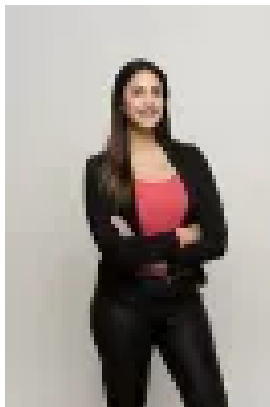
129/50 Ellenborough St, Lyneham, ACT, 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Contemporary Elegance in a Coveted Location

Discover modern living at its finest with this beautifully redesigned and fully renovated townhouse. Nestled in the sought-after 'Sanctuary' complex, this corner unit offers the ultimate in privacy.

As you step inside, you'll immediately appreciate the fresh, contemporary ambience of the home. The freshly painted interiors are complemented by an abundance of natural light, highlighting the elegant finishes and open, airy spaces.

The heart of the home is its stunning kitchen, a culinary delight featuring stone benchtops, Westinghouse appliances, induction cooktop and a wine fridge. With a large pantry and ample storage, it's designed for both everyday meals and special gatherings.

The generously sized main bedroom provides a serene retreat with its walk-in robe and luxurious ensuite, complete with a double vanity. The two additional bedrooms are also well-sized, featuring built-in robes and easy access to the main bathroom, which boasts a freestanding bathtub for ultimate relaxation.

Additional features include a convenient powder room downstairs, a double garage with remote entry and internal access, and a north-facing private courtyard perfect for outdoor living. Ducted gas heating and electric reverse cycle cooling ensure comfort throughout the year.

The 'Sanctuary' is well designed with discrete clusters of quality, well maintained homes across the complex, ample parking for both owners and guests, and beautiful landscaping. As the name suggests, it is quiet, safe, and friendly, surrounded by wide green spaces, walking distance to local shops and minutes from the main Inner North suburbs, EPIC farmer's markets, Braddon, Canberra City, Belconnen and Gungahlin, with a quick exit to the Federal Highway for weekends away.

### The Perks:

- Fully renovated and redesigned townhouse
- Corner unit, sharing only one wall with neighbouring unit
- Tightly held, sought-after 'Sanctuary' complex
- Beautifully renovated kitchen featuring stone benchtops, Westinghouse appliances, induction cooktop, oven with air fryer, in-sink Franke food waste disposal unit, Fisher & Paykel dishwasher, wine fridge, pantry, and plenty of storage space
- Spacious main bedroom with a walk-in robe
- Ensuite to segregated master bedroom with double vanity
- Generously sized 2nd & 3rd bedrooms with built-in robes
- Main bathroom with freestanding bathtub
- Top quality Vinyl plank flooring downstairs
- Powder room downstairs
- DC Electric ceiling fans in all rooms
- Freshly painted throughout
- Electric external security shutters for windows downstairs
- LED downlights throughout
- Ducted gas heating & reverse cycle electric cooling
- North-facing private and fenced courtyard
- Large 4m<sup>2</sup> electric retractable awning in courtyard, remote controlled
- Double garage with remote entry and internal access
- Under stair storage in garage

### The Numbers:

- Block: 210m<sup>2</sup> (approx.)
- Residence: 165m<sup>2</sup>

- Garage: 35m<sup>2</sup>
- Build: 2001
- EER: 4.5 Stars
- Strata Levies: \$1,106 p.q (approx.)
- Rates: \$484 p.q (approx.)
- Strata Manager: Vantage Strata
- Total number of townhouses in development: 185